

The Historic Tell City Chair Company

**One Small Local Government's Experience at
Redeveloping a \$1.2 Million Brownfields Site.
Case Study / Lessons Learned**

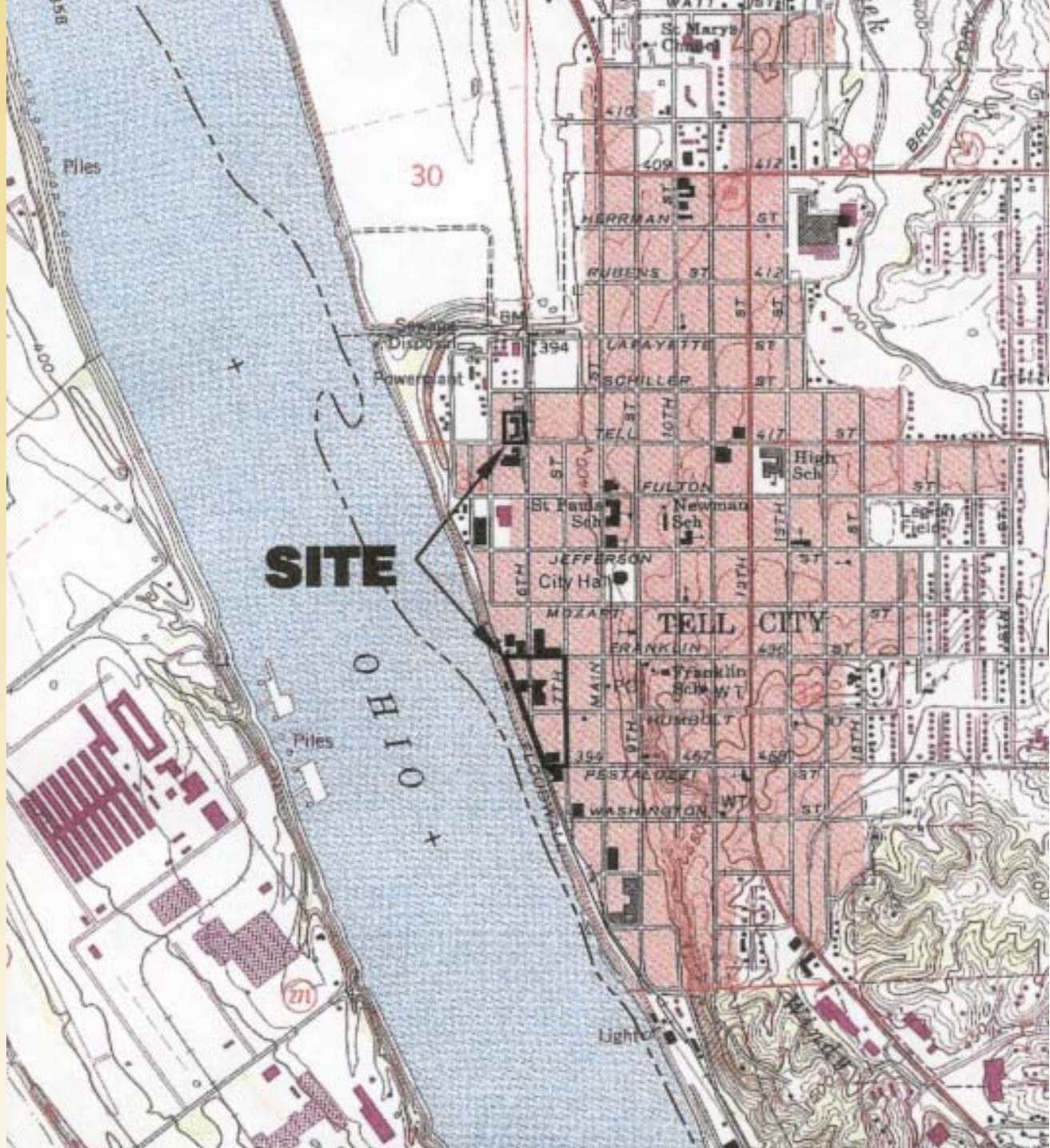
**Presentation for the Indiana Brownfields
Conference**

April 11, 2006

**Bill Goffinet, IACT Environmental Circuit
Rider**



Where Is Tell City?



Property For Sale

Over
Five City
Blocks

BANKRUPTCY

Commercial
Manufacturing
Warehouse
Residential

AUCTION

THURSDAY, OCTOBER 26th • 10:00 a.m. CST

LOCATION: Downtown Tell City, Indiana. Auction Site: Tract #3 (7th and Humboldt Streets.)

Kurtz Auction & Realty Company has been authorized by the U.S. Bankruptcy Court, upon request by the Tell City Chair Company Board of Directors to sell the following:

**OVER 30 PARCELS OF COMMERCIAL
AND RESIDENTIAL PROPERTY**



**SEE
INSIDE &
BACK FOR TRACT
INFORMATION &
DETAILS**

License #s - Bill Kurtz AU01002493
John Kurtz AU19700054



Tell City Chair Property (Tracts 1-4)

PROPERTY INFORMATION

Tract #1 - The historic Tell City Chair Company main office building.

- ◆ 417 7th Street, Tell City, Indiana
- ◆ Building has approximately 9,270 square feet
- ◆ City utilities and natural gas available
- ◆ Lot is approximately 120' x 140'



Tract #2 - Lots 1 through 7 in city block D.

- ◆ Frame home at the corner of 7th and Pestalozzi Streets
- ◆ Includes the historic Tell City Woolen Mill building
- ◆ Mostly warehouse space
- ◆ Lot is approximately 140' x 187'



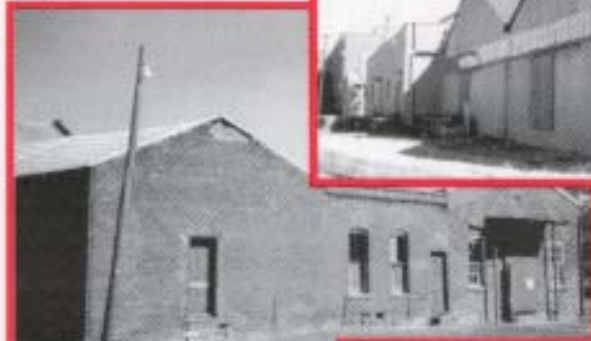
Tract #3 - Lots 17 through 22 in city block D.

- ◆ Former parking lot at the corner of 7th and Humboldt Streets
- ◆ The entire auction will take place on this tract.
- ◆ Lot is approximately 200' x 140'



Tract #4 - Lots 8 through 16 in city block D.

- ◆ Approximately 39,731 square feet of warehouse space
- ◆ Borders on 6th Street and Humboldt Streets
- ◆ Loading docks
- ◆ Lot is approximately 320' x 140'



Tell City Chair Property (Tracts 5-7)

Tract #5 - Former Tell City Chair Company Plant #3.

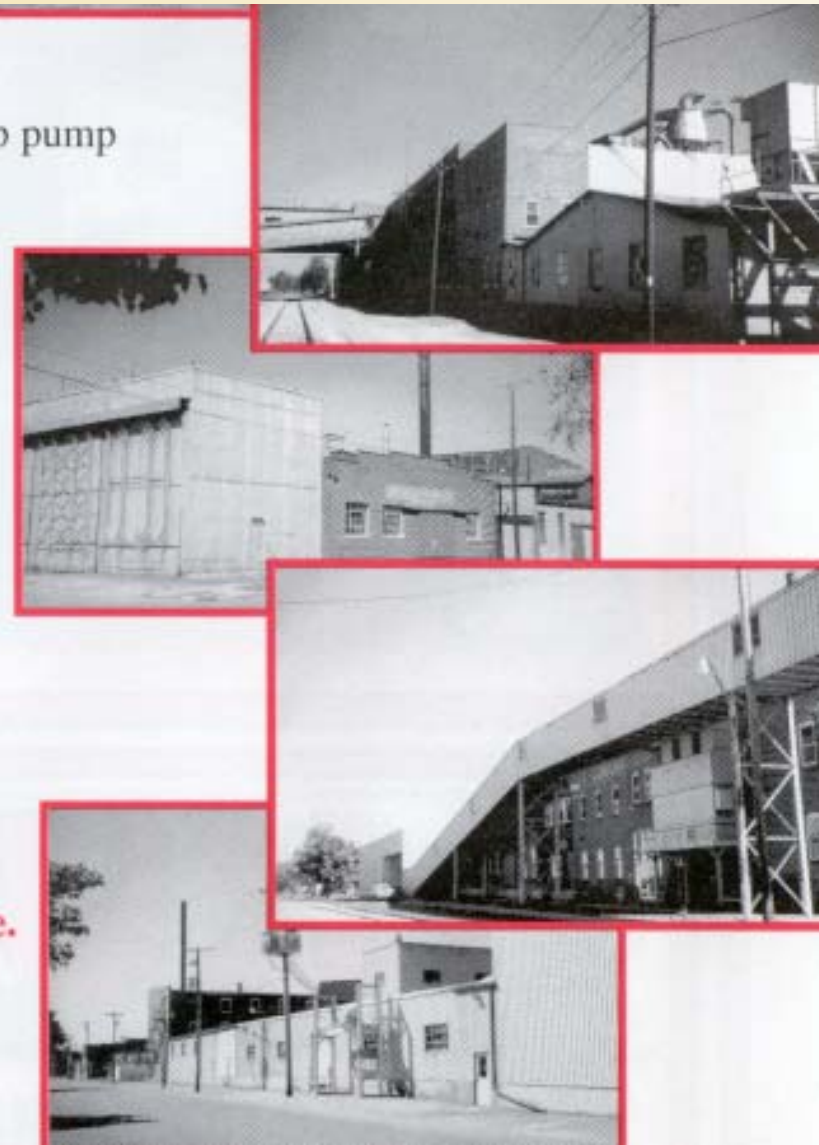
- ◆ Block & brick constructed manufacturing facilities
- ◆ Buildings are fully sprinklered, served by reservoir & 150 hp pump
- ◆ Freight elevators
- ◆ Loading Docks
- ◆ Approximately 92,701 square feet
- ◆ Bordered by 6th, 7th, Humboldt and Franklin Streets
- ◆ One full city block (480' x 300')

Tract #6 - Former Tell City Chair Company Plant #2.

- ◆ Block and brick constructed manufacturing facilities
- ◆ Approximately 104,165 square feet of manufacturing space
- ◆ Buildings are fully sprinklered
- ◆ Two freight elevators
- ◆ Three loading docks
- ◆ Bordered by 6th, 7th, Franklin and Mozart Streets
- ◆ A full city block less two 40' x 70' lots

Tract #7 - Former Tell City Chair Company main warehouse.

- ◆ Lots 1 through 11 in city block E
- ◆ Four-story concrete block construction
- ◆ Approximately 140,035 square feet of warehouse space
- ◆ One freight elevator



Tell City Chair Property (Tracts 7-33)

Tract #7, cont. - Former Tell City Chair Company main warehouse.

- ◆ Seven trailer-loading docks with levelers
- ◆ Fully sprinklered
- ◆ Older brick warehouse attached
- ◆ Vinyl membrane roof installed in 1991
- ◆ Bordered by 6th, Franklin and Humboldt Streets and the flood wall
- ◆ Lot is approximately 280' x 150'



Tract #8 - Former Tell City Chair Company Plant #4

- ◆ Lots 21 through 28 in city block 23
- ◆ Two-story and one-story brick buildings
- ◆ Approximately 22,296 square feet including basement
- ◆ Fully sprinklered
- ◆ Light-duty hook conveyor
- ◆ Freight elevator
- ◆ Steam finishing oven
- ◆ Bordered by 6th and Tell Streets and an alley
- ◆ Lot is approximately 140' x 280'



Tracts #9 through #33 - Lots 6 & 7 in city block 23 and lots 1 through 14 and 20 through 28 in city block 16

- ◆ All lots are served by city utilities and natural gas is available
- ◆ Lots have frontage on either Tell, Schiller, 4th or 5th Streets
- ◆ Most lots have alley access



Why Did City Purchase?

- **Environmental Concerns**
- **Economic Development**
- **Return Property To Viable Use**
- **Limited Sites Within City Limits**



Planning Process and Partners

- **Tell City Economic Development Commission**
- **Perry County Development Corporation**
- **Tell City Common Council**
- **Tell City Chair Company Planning Committee**
- **Qualified Environmental Consulting Firm**
- **State Resources**
 - **IDEM: Brownfields Environmental Assessment (BEA); VRP Program**
 - **IDFA: Site Assessment Grant; Low-Interest Remediation Loan**
 - **IDOC: CDBG Brownfields Pilot Program**



Initial Steps Towards Securing Brownfields Funding

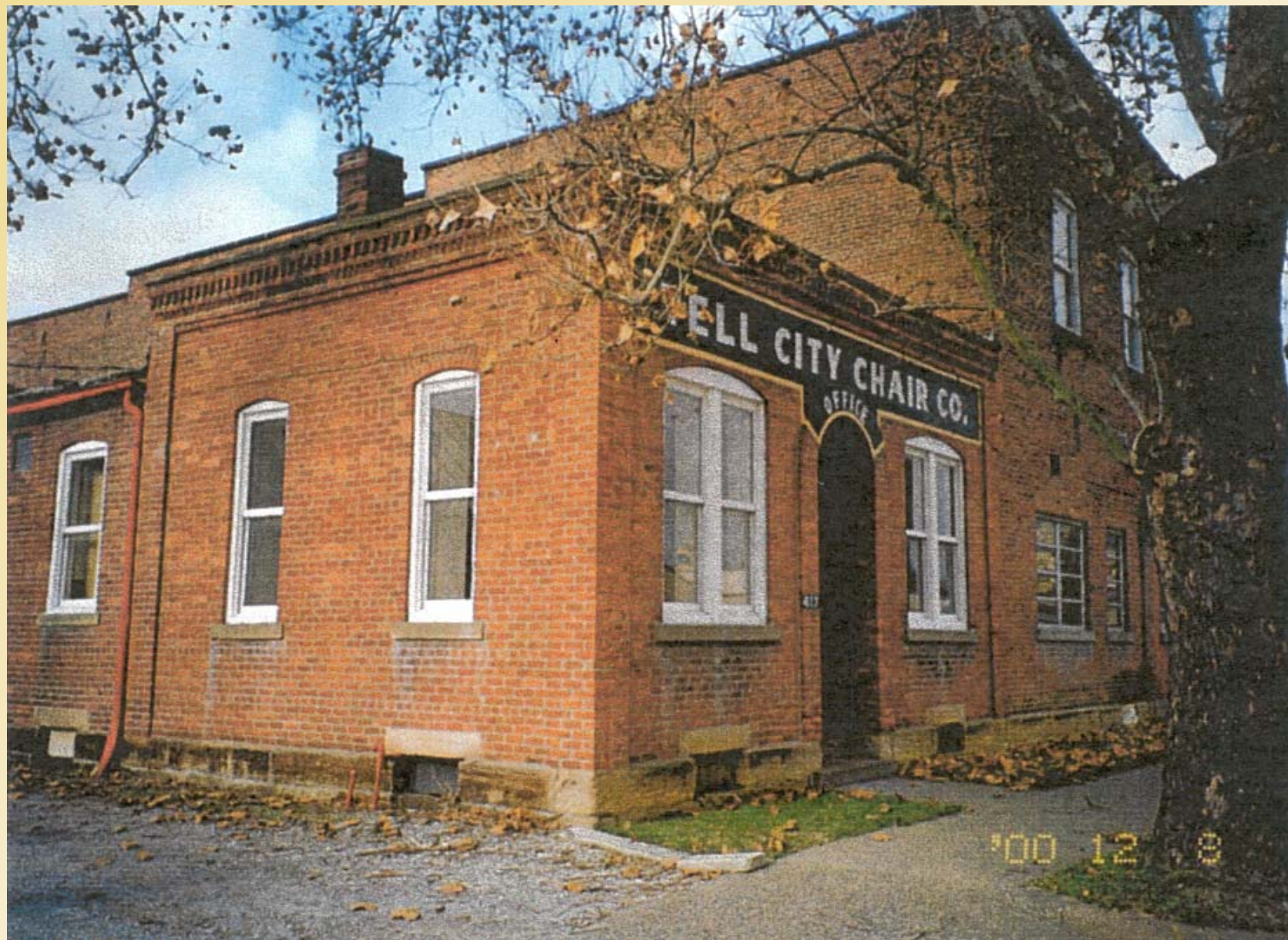
- **Completed Phase I Environmental Site Assessment**
- **Completed two phases of intrusive site assessment**
- **Secured an initial amount of \$49,957 to complete assessments through the Brownfields Program**
- **Identified each of the environmental concerns**
- **Generated cost opinions for addressing concerns**



Environmental Concerns

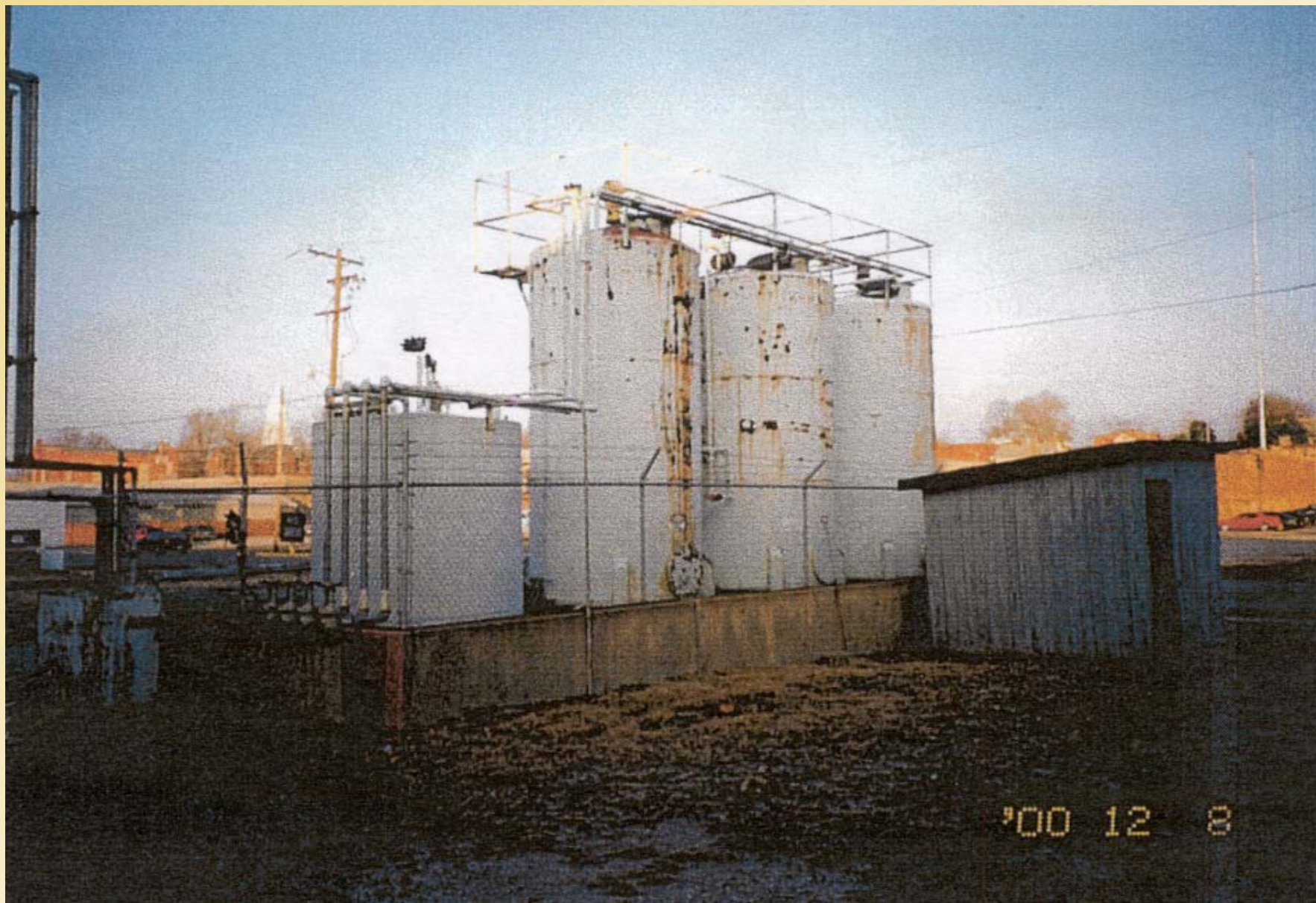
- **Asbestos**
- **Lead-Based Paint**
- **Underground Storage Tanks**
- **Aboveground Storage Tanks**
 - **Underground Supply Lines for varnish/finish materials**
- **Drummed Waste**
- **Disposal of Demolition Waste**



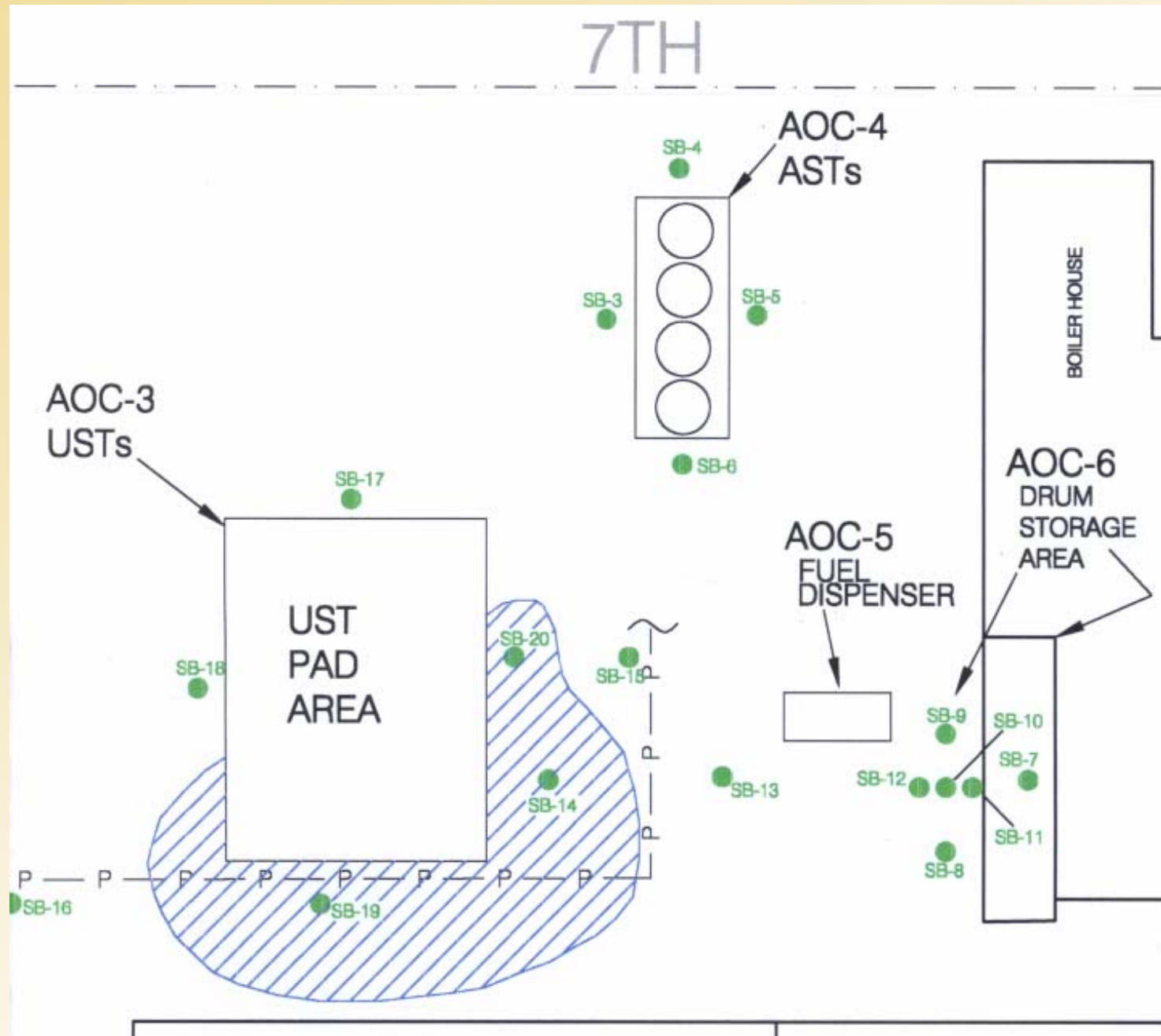


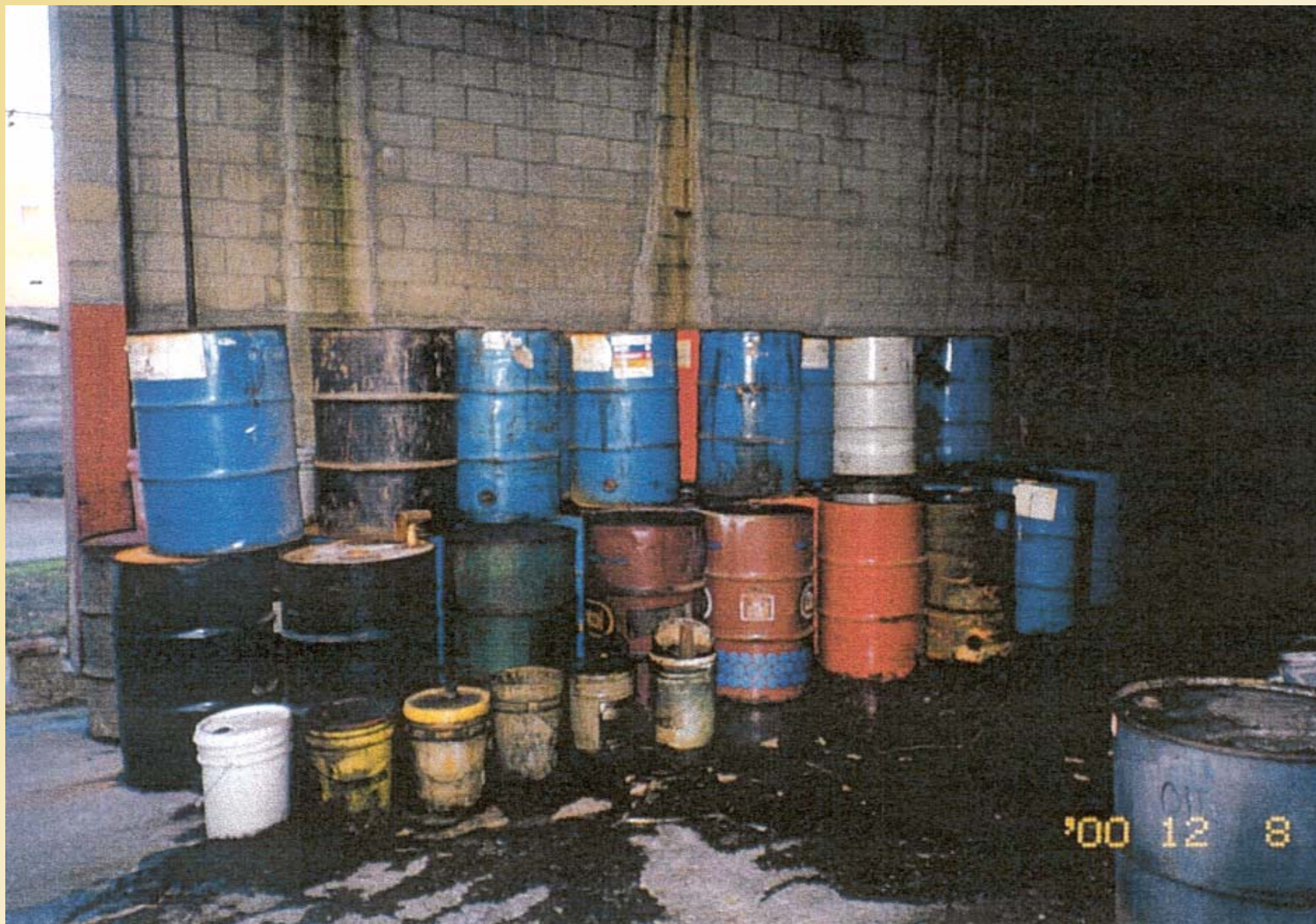






Plant #3 Areas of Concern





What was required next?

- **Develop opinions of cost for site remediation based on assessments**
- **Prepare a Financial Plan**
- **Assign a Grant Administrator**
- **Prepare Bid Specification Packages to address Environmental Concerns as required by Brownfields Program**



Bid Specification Packages Required for Project

- **Asbestos Abatement**
- **Above Ground Storage Tanks (ASTs)**
 - removal / disposal
- **Demolition of Buildings / Disposal of Debris**
- **Lead-Based Paint** (non-issue/construction debris)
- **Underground Storage Tanks**
 - funding provided through Indiana's PRGI Program
- **Underground supply lines** associated with ASTs
 - on-going assessment/remediation by LFI
- **Drummed Waste Disposal**
 - sole source through LFI



Additional Funding

- **Two Brownfields Site Assessment Grants totaled \$64,000**
- **IDOC CDBG Brownfields Grant = \$400,000**
- **IDFA Low-Interest Brownfields Loan = \$800,000**
- **Additional Community Funds**



Problems/Solutions/Lessons Learned

- State Historic Preservation Office (SHPO)
- Cost Controls on Asbestos Abatement
 - Linear footages (bid measurements versus actual)
 - Boilers (Hidden Asbestos)
- IDEM Asbestos Abatement Inspectors
- Demolition Debris Disposal Issues
- Site Security



Future Goals

- **Complete In-Situ Remediation In 2-5 Years**
- **Pursue Development of Site**
- **Establish Industry In 2-5 Years**
- **Create job opportunities for Tell City, Increased Tax Revenue For Long-Term**

